



Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, April 11, 2023 BZA Meeting

Presented for approval: May 16, 2023

The Westfield-Washington Township Board of Zoning Appeals
met at 7:00 p.m. on Tuesday, April 11, 2023 at Westfield City Hall.

Active Links for this meeting:

[April 11, 2023 BZA Agenda & Exhibits](#)

[April 11, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:34](#)

ROLL CALL

BZA Members Present In-Person: Jeff Boller, Jeannine Fortier, Noble Hatfield, Victor McCarty, and Dave Schmitz.

BZA Members Present Virtually: None.

BZA Members Absent: None.

City Staff Present: Daine Crabtree, Senior Planner and Weston Rogers, Associate Planner.

City Staff Present Virtually: None

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Fortier motioned to approve the March 14, 2023 Minutes.

Boller seconded. Motion passed. Vote 5-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2304-VS-05 [PUBLIC HEARING]

[YouTube Time: 3:25](#)

2988 Creeks Crossing Court / Andrew Tebbe

The Petitioner requests a Variance of Development Standard to encroach five (5) feet into the thirty (30) foot Minimum Rear Yard Setback in the SF-2: Single-Family Low-Density District (Article 4.5(E)(3)(a)).

(Planner: Weston Rogers – wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation / BZA comments & questions / Petitioner response.

Public Hearing for 2304-VS-05 opened at 7:06 p.m.

- No public comments.

Public Hearing for 2304-VS-05 closed at 7:10 p.m.

BZA comments / Petitioner responses.

McCarty motioned to approve 2304-VS-05 subject to the recommended conditions stated in the motion.

Fortier seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2304-VS-05.

Hatfield seconded. Motion passed. Vote 5-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

2304-VS-06 [PUBLIC HEARING] – CONTINUES TO MAY 16, 2023

235 Penn Street / Stellhorn Equity, LLC

The Petitioner requests Variances of Development Standard to permit a temporary gravel parking lot without surfacing or curbing on 0.3 acres +/- in the SF3: Single-Family Medium Density District (Article 6.14(G)(7)(a) and 6.14(G)(7)(b)).

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

This item was continued to the May 16, 2023 BZA meeting.

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items.

REPORTS/COMMENTS:

[YouTube Time: 15:18](#)

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

McCarty motioned to adjourn the meeting. Boller seconded. Motion passed. Vote 5-0.
The meeting adjourned at 7:17 p.m.

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Signature Page for BZA Minutes for April 11, 2023

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director